

THINGS TO KNOW

23 SUNSET ROAD, WINCHESTER

AGE & MATERIAL OF ROOF	2015, Asphalt/Fiberglass Shingles
FOUNDATION	Poured Concrete
SUMP PUMP	2 Sump Pumps, replaced in 2022, with a battery backup system
UTILITY PROVIDER	Eversource and Verizon
AGE & TYPE HEATING SYSTEM	2015 - 4 zones (3 zones - Natural Gas, basement is Electric Heat)
AGE & TYPE OF HOT WATER	2015, Natural Gas
INSULATION	Yes, blown in insulation
COOLING ZONES & AC	3 Cooling Zones, Central AC
DRYER AND WASHER	Electric, included in sale
SEWER & WATER	Town of Winchester
EXCLUSIONS	Wall mounted TV's
PREFERRED CLOSING DATE	Close June 29th with a lease back option until July 15th
SCHOOLS	Grade School: Muraco Middle School: McCall High School: WHS
UPDATES DURING OWNERSHIP	<ul style="list-style-type: none">• Wallpaper bath and foyer• New basement rug• Rebuilt the back deck 2023

For full information
on this property,
scan this code



ANDERSEN
GROUP
REALTY

kw BOSTON
NORTHWEST
KELLERWILLIAMS. REALTY

**Information on this document is to the best of the seller's knowledge. This is not a legal representation and buyer should perform their own due diligence.*